

# \$965,000 - 917 Sunhaven Way, Sunbreaker Cove

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MLS® #A2188748

**\$965,000**

3 Bedroom, 3.00 Bathroom, 2,744 sqft

Residential on 0.21 Acres

N/A, Sunbreaker Cove, Alberta

LOCATION, LOCATION, LOCATION! Original Owners present this PIECE OF PARADISE on a MASSIVE 9,000 Sq Ft LOT backing to a GREEN SPACE & PARK! Rare find with this phenomenal 2 story in one of the best locations Sylvan Lake has to offer! This FAMILY HOME includes 3 BEDROOMS + HOME OFFICE + VAULTED BONUS ROOM + 2.5 Baths and over 2700 Sq Ft of living space. Tons of natural light throughout this open plan with the entire back wall of the house loaded with windows, 10' / vaulted ceilings & open design plan. Designer colours, upgraded fixtures, CUSTOM MILLWORK, Rustic Accents & more! Convenient home office on the main level to ensure you have a bigger/brighter working space (take advantage of fibre optics and work from the lake). Gorgeous Kitchen with Custom SOLID MAPLE Cabinets to the ceiling, Built-in stainless appliances, GAS COOK TOP, granite counters, BUTLERS COFFEE BAR, large pantry & views of your private oasis. MASSIVE butcher block Island, ample cupboard (under cabinet lighting) & counter space and large dining area sets this home apart from the rest! Beautiful wood burning fireplace is the focal point of your living room, upgraded hardwood flooring, In-ceiling built-in speaker system, central vac system, IN-FLOOR-HEATING SYSTEM with BOILER, this home is LOADED UP! Step onto your very own PRIVATE STAMPED CONCRETE PATIO to CAPTURE THE BREATHTAKING VIEWS of mother



nature! TIKI BAR, OUTDOOR SHOWER, SAUNA, FIRE PIT, HOT TUB, OUTDOOR STORAGE.....everything you can think of & more! Retreat to your PRIMARY BEDROOM on the main level with VIEWS, DOUBLE PATIO DOORS, SPA-LIKE full en suite (jetted tub & full tiled shower), walk-in closet and room for an entire bedroom set. Gorgeous stairway leads to your upper level with two more great-sized bedrooms, another full bathroom, a HUGE VAULTED BONUS ROOM with WET BAR & PRIVATE COVERED BALCONY! Skylights, and plenty of room to host guests or entertain with large family gatherings! Pool table & accessories are included! Oversized TRIPLE Attached Heated Garage for the EXTRA TOYS just adds to this incredible pkg. Too many upgrades to list, you just HAVE TO SEE IT! Walking distance to the lake, paths, boat launch & easy access out of town for the commuter. A TRUE EXECUTIVE EXPERIENCE with TRANQUILITY you've been seeking! Original owners are offering a TURN KEY home loaded with upgrades in the Summer Village of Sunbreaker Cove! Book your private showing today!

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2188748    |
| Price          | \$965,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,744       |
| Acres          | 0.21        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 917 Sunhaven Way |
| Subdivision | N/A              |
| City        | Sunbreaker Cove  |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T0C 0J0          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Additional Parking, Driveway, Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, See Remarks, RV Access/Parking, Triple Garage Attached, Workshop in Garage |
| # of Garages   | 3  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar, Bar, Ceiling Fan(s), Closet Organizers, Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Master Downstairs, Open Floorplan, See Remarks, Sauna, Skylight(s), Storage, Vaulted Ceiling(s), Wired for Sound |
| Appliances        | Dishwasher, Microwave, Bar Fridge, Built-In Oven, Dryer, Garburator, Garage Control(s), Gas Cooktop, Refrigerator, Range Hood, Washer, Window Coverings  |
| Heating           | Boiler, Fan Coil, Fireplace(s), In Floor, Natural Gas, See Remarks, Zoned  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Wood Burning, Fire Pit, Free Standing, Living Room, Outside, See Remarks, Tile   |
| Basement          | None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Balcony, Courtyard, Fire Pit, Garden, Outdoor Kitchen, Outdoor Shower, Other, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,  |

Rectangular Lot, Backs on to Park/Green Space, Lake, Low Maintenance Landscape, Meadow, Many Trees, No Neighbours Behind, Native Plants, Private, See Remarks, Secluded, Treed, Views, Wooded, Yard Lights

|              |   |
|--------------|---|
| Roof         | Asphalt Shingle                               |
| Construction | See Remarks, Veneer, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete, Slab                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 19th, 2025 |
| Days on Market | 105                |
| Zoning         | R1                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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